



## **NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES**

**Thursday, June 1, 2023  
Nobleboro Town Office  
Community Meeting Room**

### **Call to Order**

Meeting called to order at 5:38 PM by Nobleboro Planning Board Chair Matt Lewis

### **Roll Call and Quorum Determination:**

- **Present:** Chair Matt Lewis, Vice Chair Marianne Pinkham, Secretary Nate House, Jason Hopkins and Pattie Stevens
- **Absent:** No One
- **Guests:** Stanley Waltz
- **Members of the Public:** Roy Bloomquist (6:30 pm arrival)

### **Agenda:**

Chair Matt Lewis asked NPB members to approve the agenda. Accepted as presented.

### **Minutes:**

The minutes from the April 20, 2023 regular meeting of the NPB were reviewed and amended to read Nate House Absent. Accepted as presented

### **Correspondence:**

**None**

### **Announcements:**

- 📌 LD1706 if approved by the legislature and signed by the Governor extends LD2003 until July 1<sup>st</sup> for towns with town meetings

### **Additional LD2003 Reading and Links:**

📖 Bath, Maine – Accessory Dwelling Units:

<https://www.cityofbathmaine.gov/media/Departments/CodeEnforcement/Accessory%20Dwelling%20Unit%20codes%20handout%20%20203-7-23.pdf>

📖 <https://lcrpc.org/stories/housing-legislation-ld2003> (final rule, updated guidance document)

## New Business:

- 🗣️ Discussion and thoughts regarding the Lincoln County Regional Planning Commission (LCRPC) and the Midcoast Council of Governments (MCOG) a workshop on LD2003 held on Monday, June 5, 2023
  - ✓ **Members of the NPB discussed what was learned and questions raised, from the June 5<sup>th</sup> meeting. The minimum dwelling area was discussed. The NPB needs to investigate in greater detail what exactly this means.**
- 📄 **Resources** - Links to the recording, PowerPoint slides and additional LD2003 resources from the LCRP and MCOG meeting on June 5, 2023:
  - 🗣️ To **view the June 5th workshop**, please click here.
  - 🗣️ A copy of DECD's **presentation slides** are available online here
  - 🗣️ DECD has put together an LD2003 **guidance document**, available here
  - 🗣️ The **adopted final rule** is available to download on DECD's website
  - 🗣️ In April and May **DECD hosted a series of Q&A webinars**. The recordings of these webinars are available on their website
  
  - 🗣️ During the workshop DECD staff shared a great **resource from Maine DEP about how LD2003 is applied in the shoreland zone**. You can read the analysis in the December 2022 edition of DEP's *Shoreland Zoning News* by clicking here

## Old Business:

- 📄 Continued review of NLUO's with a focus on additional requirements related to LD2003
- 📄 Review proposed revisions made to Nobleboro's Land Use Ordinances (NLUO) during the June 1, 2023 meeting
  - ✓ Planning Board reviewed and approved the revised and additional related to mandated LD2003 definitions in the definition section of the Town's Land Use Ordinances.
  - ✓ After discussion of the definitions NPB are:
    - ? Nate to investigate fines and "minimum dwelling area"
    - ? All members to help provide definitions and insight on specific areas within the NLUO's that need revisions and updates.
    - ? Think about how Nobleboro wants to regulate short term rentals (STR). Staley to provide a first draft of a STR ordinance.
    - ? Develop a Solar Farm ordinance. Stanley has developed a template.

## Other Business:

- 🗣️ Target Dates for voting on new ordinances November 2023 election or March 2024 Town Meeting.
- 🗣️ The Nobleboro Select Board would like the NPB in consultation with CEO Stanley Waltz to write a proposal and submit it to the Select Board reflecting minimum fines into Nobleboro's Land Use Ordinances.. The Select Board can raise fines up to a

maximum if they feel is needed Nate will undertake the task of looking at other towns fine schedule to compare and make recommendations.

### **Public Comment:**

Community member Roy Blomquist joined the meeting at 6:30 pm. Bloomquist was interested in learning more about the NPB's activities, work and role within the community.

### **Homework Assignments:**

- 📄 Review LD2003 updates and application forms being presented within other communities and come to the July 18<sup>th</sup> meeting of the NPB to composed the first draft of Nobleboro's Accessory Dwelling Unit – Affordable Housing Ordinance .
- 📄 NPB members were asked – reminded to review the proposed changes – updates to the NLUO's prior to the Board's July meeting

### **Next Regular NPB Meeting:**

Thursday, July 20, 2023, at 5:30 PM in the Nobleboro Town Office community meeting room. Zoom option will be available for the public.

### **NPB Work Session:**

Wednesday, June 26, 2023, at 5:30 PM in the Nobleboro Town Office community meeting room. Zoom option will be available for the public

### **Adjourn:**

Meeting adjourned at 7:22 PM.

***Respectfully submitted,***

Nate House  
NPB Secretary